
Fwd: Comments and requests on 300 Allen Avenue, Estelle Estates Development

Matthew Grooms <mgrooms@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Jun 12, 2018 at 8:12 AM

Hi Jen,

I am forwarding a public comment for 300 Allen Avenue.

Thanks,

Matt

----- Forwarded message -----

From: **Jane Orbeton** <mckorb1@gmail.com>

Date: Mon, Jun 11, 2018 at 11:25 PM

Subject: Comments and requests on 300 Allen Avenue, Estelle Estates Development

To: mgrooms@portlandmaine.gov

Cc: Jane Orbeton <mckorb1@gmail.com>, Susan McKenna <susie.mckenna@gmail.com>, Jim McKenna <jimmckenna3@gmail.com>

Hello, Portland Planning Board and Planning Staff,

We are Susan McKenna, James McKenna and Jane Orbeton, owners of a single family home at 7 Short Street that immediately abuts the back side of the Estelle Estates Property at 300 Allen Avenue. We are unable to attend the workshop on June 12 and hope that you will seriously consider our comments and requests. The Estelle Estates development merits careful consideration because (1) it abuts and by its density, paving and scale it will have an impact on, neighboring residences and (2) the properties in the neighborhood and the property at 300 Allen Avenue are often wet enough that ducks swim in our yards on ponds newly formed by rain or snow melt, right over our grass. We cannot accept any more water from Estelle Estates and the development should be designed to avoid such a result. This is a very serious problem that the whole neighborhood needs the Planning Board to address.

To make the Estelle Estates development compatible with our property and the other residences nearby, we ask for the City to require the following:

1. **A metal perimeter fence** at least 4 feet high supported by metal posts set in concrete along the property line everywhere that the development abuts residential property and shrubbery plantings along all property lines;
2. **A lighting plan** that is considerate of and compatible with neighboring residences, that is "dark sky" lighting and that does not direct lighting at abutting properties;
3. **A drainage plan** that ensures that the development absorbs and disposes of its own water runoff, specifically requiring no runoff onto adjacent properties and no increase in the amount of surface water that those properties experience;
4. **Limitation of the amount of on site parking and paving** to the amount required by the zoning ordinance; and
5. **Required use of a permeable paving system** for all or part of the parking and paved areas that will address the neighborhood water issue, that is permeable paving, such as pervious concrete, porous asphalt, paving stones or grass pavers.

Please confirm receipt of this email in time for consideration at the workshop on June 12.

Thank you for your assistance. We would be happy to speak with your staff at any time.

Susan McKenna, 629-7943

James McKenna, 318-3035

Jane Orbeton, 420-6265

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Matthew Grooms

Planner

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